

**Building Better Communities
GOB Citizens' (BBC-GOB) Advisory
Committee**

November 18, 2009

8:30 A.M.

18th Floor Conference Room 3

Committee members: Robin Reiter-Faragalli, Barbara Bisno, Dr. Jay Hess, Guy Forchion, Harry Hoffman, Jose "Pepe" Riesco, Michael B. Smith, Roger Hernstadt, Wendell James, Jeffrey Mishcon.

Attendees: **Others present:** Paula Musto (OCI); Merci L Rodriguez (Mayor's Office); George Navarrete (OCI); Roslyn Alic-Batson (OCI); Ana Finol (OCI); Ralph Cutie (OCI); Silvia Lopez (OCI); Matthew Pinzur (CEO); Marlen Brant (OCI); Gerry Heffernan (CAO); Geri Keenan (CAO); Johnny Martinez (OCI); Monica Rizo (CAO); Aleida Arrazcaeta (OCI); Mario Marlotte (CEO); Dr. Robert Cruz (DPZ); Veronica Clark (SBD); Frank Nero (Beacon Council); Stephen Beatus (Beacon Council); JC del Valle (UM).

I. Welcome and Introductions	
Discussion:	The meeting was called to order at 8:30 a.m. by Chairwoman Robin Reiter-Faragalli. She thanked members for attending the meeting.
II. Approval of Minutes	
	The Chairwoman asked for a motion to approve the minutes of September 8, 2009. Motion by Dr. Jay Hess, second by Mr. Jeffrey Mishcon. Motion carried.
III. Significant Modification/Addition & Deletion	
	The item was removed from the agenda as it was not yet ready for discussion.
V. The New Six-Year Plan List	
Discussion:	<p>The Chairwoman explained that the Six-Year Plan list was equivalent to the delayed projects list. Mr. Johnny Martinez explained that there is not a list to share at this time but staff is working very closely with the departments and the Office of Strategic Business Management to see which projects are ready to go and what the operational impacts will be. The Chairwoman reiterated that the Committee should have a meeting to review the list before it is finalized so they can provide input before it is presented to the Board of County Commissioners (BCC). Mr. Hernstadt requested the approximate time frame for when the list would be ready for review. Mr. Martinez responded that he is hoping to have some information by the beginning of January 2010. The Chairwoman asked for a subcommittee meeting to be scheduled for January 2010.</p> <p>The Chairwoman asked staff to circulate the 2010 CAC meeting dates to the Committee members.</p>
IX. Public Outreach	
Discussion:	Ms. Paula Musto is currently working on the online quarterly newsletter which will be distributed shortly. She will soon begin working on the GOB annual report to the community in tandem with the Chair and would like to concentrate on the accomplishments during the first five years of the Program. In the last month, there have been several project completions. Ms. Musto made special mention of the Sunrise Community Center for developmentally challenged adults. Also in December, the YMCA will be having their grand opening thanks in part to GOB funding. This facility is the only new construction for the YMCA in South Florida in the last 40 years. Mr. Roger Hernstadt mentioned that, based on the current budget crisis and on not having the debt service millage to support the Program, he suggested going back to the stakeholders, and planning a campaign now that will cover the next nine months, reminding the community what this Program means to them and trying to garner support to keep the debt service millage where it needs to be to continue the Program. He suggested coordinating with already scheduled community

	<p>meetings. The Chairwoman stated that this is vital and the committee had asked for a plan several months ago. Mr. Jose Riesco reiterated what both Mr. Hernstadt and the Chairwoman said. The Chairwoman asked staff to carve out some marketing dollars to keep the community informed of the GOB Program. The Chairwoman instructed Ms. Musto to have a plan for the January 2010 meeting that will deal with public outreach for the Committee. Ms. Musto suggested sending a letter to the stakeholders regarding the five year progress of the program. The Chairwoman suggested that the plan contain different cost scenarios and present it as package A, package B and package C. The Chairwoman suggested that if bond money cannot be accessed for marketing the Program maybe private dollars can be raised to support a public outreach plan.</p>
IV. Economic Development Fund Update	
Discussion:	<p>Dr. Robert David Cruz, Chief Economist for Miami-Dade County apologized for Special Assistant Cynthia Curry who had a scheduling conflict and could not attend the meeting. Dr. Cruz presented that he is part of a team that is looking into revisions into the Miami-Dade County Administrative Rules as they relate to the Economic Development Fund (EDF). The Chairwoman explained that the EDF totaled \$90 million which is made up of two funds, \$75 million for general economic development and \$15 million for targeted urban areas (TUAs) fund. In looking at the changes to the Administrative Rules, they will try to achieve the following: 1) incentivize the private sector; 2) provide the County administration with the capacity to take advantage of economic advantages; and 3) adequately protect taxpayers' money.</p> <p>The Chairwoman asked if the County is looking at any particular projects. Ms. Bisno asked if any GOB money has gone to economic development projects. Dr. Cruz responded that the County is not ready to look at projects but is concentrating on the Administrative Rules. No GOB funds have gone to economic development projects yet. Dr. Cruz stated that the goal is to keep the CAC informed and to have community input from organizations such as the Beacon Council, Chamber of Commerce, the Urban Task Force and others. Mr. Hernstadt suggested that those in the economic development field are aware of what the needs are and have a plan for the next 5 to 10 years that a developer can then work on as opposed to dangling a carrot. Mr. Guy Forchion asked if the economic fund has a pre-assigned list of projects and the Chairwoman responded no that the pool is open.</p> <p>Mr. Frank Nero, CEO of the Beacon Council, gave a historical perspective on something that happened about a year before the GOB was passed. The County missed out on a huge project because they did not have the infrastructure in place to lure this huge project. It was in this context that, when the GOB was implemented, that some funds were put in the bond to deal specifically with economic development. The intent of the fund was: 1) to create new capital investment, job creation and multi-phase to spur economic development; and 2) to provide an inducement for a project to go forward. Mr. Nero mentioned that they are hoping these funds will be used as an incentive for projects that support the "but for" clause...but for this incentive the project will not go forward. An example of how this can be done is the State of Florida State Road Fund and there are other examples. In Chapter 163 the Redevelopment Act and there are other funds such as CDBG funds, Urban Development Grant Funds and other examples that the County can look at as examples. Mr. Hernstadt commented that this presentation provided a good overview for the CAC to get refocused on the issue and he voiced his hope that we are not limiting the Program to only new development but can also help existing projects get to the next level. Mr. Nero responded that he does not disagree but doesn't want the money to be spread so thin that there will be no significant impact. The Chairwoman thanked everyone for the presentation and asked them to move expeditiously but with great care.</p> <p>Mr. Jeffrey Mishcon asked how you reach out to possible candidates. Mr. Nero responded that sometimes they seek out projects and other times they are contacted when projects are ready to move. Ms. Bisno asked if the County received federal stimulus money. Mr. Navarrete responded yes. Mr. Wendell James asked if there opportunities for improvements to Opa-Locka Airport. Mr. Nero responded that there are developers out there but they still have infrastructure needs and have great potential for development.</p> <p>The Chairwoman thanked Dr. Cruz and Mr. Nero for their presentations. The Committee looks forward to receiving the proposed AO Rules for the use of these funds.</p>
VI. Small Business Development Process	
Discussion:	

	<p>The Chairwoman commented that, in a past meeting it was asked how small businesses participate in the bond program and access GOB funds so the Department of Small Business Development (SBD) was asked to give a presentation. Ms. Veronica Clark, Assistant to the Director for SBD stated that promoting small business is important to Miami-Dade County and SBD is charged with that effort. The Department has a three pronged process: 1) certification; 2) review and analysis; and 3) monitoring. Ms. Clark expanded on the review and analysis of projects and how the Department processes work. The Department tries to be proactive in reaching out to small businesses and getting them certified to do business with Miami-Dade County. Mr. Wendell James asked if the Department is involved with picking the companies. Ms. Clark responded that Small Business Development does not pick firms because that is left to the individual County Departments. The Department only recommends a measure for the project and makes sure that the measure is met when a bid is submitted. Mr. Jeffrey Mishcon asked if the baseball stadium has contract measures. Mr. Matt Pinzur responded that both the minimum goals and aspirational goals have been exceeded on the baseball stadium. Ms. Clark indicated that, in addition to placing measures on a project, the Department recommends that projects be set aside for small business firms. For the last fiscal year, in the area of construction the County awarded 16.7% or \$212 million to small business. Mr. Hernstadt suggested that it would be a good idea to find out what percentage of bond dollars went to small firms. The Chairwoman asked Ms. Musto to work with Ms. Clark to come up with that figure. The Chairwoman thanked Ms. Clark for her presentation.</p>
VII. Election of Chair & Vice-Chair	
Discussion:	<p>Mr. Jeffrey Mishcon thanked the Chairwoman for her tenure as chair and made the motion to nominate Ms. Robin Reiter as Chair for another term, second by Dr. Jay Hess. The Chairwoman thanked the Committee for the nomination but wanted to know if anyone else was interested in the position. Having no other nominations, the motion carried. A motion to nominate Ms. Barbara Bisno as Vice-chair was made by Dr. Jay Hess and seconded by Mr. Jeffrey Mishcon. Ms. Bisno stated that she has no intention of ever being Chair and if anyone is interested she would be happy to nominate them. The motion carried. Mr. Hernstadt stated that the team in place has worked well and in this difficult economic time the Committee will need to go back to the community and will need the strong leadership that is currently in place. The Chairperson stated to Mr. Matt Pinzur that she serves at the will of the County Manager and he might not wish for her to continue. Mr. Pinzur stated he will bring that back to the Manager. Mr. James agreed that it is important to go out to the community and in so doing the Committee members need to be knowledgeable about what is happening with the Program. Dr. Jay Hess stated that, of all the boards and committees he has served on, this Committee is the most efficiently run he has ever experienced. Dr. Hess pledged his full support to the Chair and Vice-chair.</p> <p>Ms. Reiter thanked the Committee for their support.</p>
X. Status Update	
Discussion:	<p>Historic Hampton House</p> <p>Ms. Silvia Lopez, Architect, Office of Capital Improvements, gave an update of the monthly Hampton House meeting. The project is currently undergoing permit reviews with the help of the County's Development Coordinator due to its complexity as a historic structure. The project's restoration plans are 100% completed and the stabilization phase is also 100% completed with the exception of certain change orders. Additional asbestos abatement was completed in accordance with DERM requirements. The restoration plans were submitted to the Department of Planning & Zoning and change orders associated with stabilization will be completed in December 2009. Between May and August 2010, the bidding phase will take place to include advertisement of the construction project, selection of the general contractor and contract award. The construction for the restoration phase is estimated to begin in September 2010, and be completed by May 2012. Mr. Wendell James asked why this project was taking so long. The Chairwoman suggested inviting Mr. James to the next Hampton House status meeting. Mr. Hernstadt stated that this project is important to the community that was very supportive of this Bond Program and whatever staff can do to help move up the timeline would be appreciated by the community.</p>

VIII. Other Business	
Discussion:	<p>The Chairwoman apologized for skipping over the GOB progress report before losing a Quorum, but noted that it had been circulated in advance of the meeting. The report will be taken up at the next meeting.</p> <p>Ms. Bisno asked that the committee get the earliest possible notification of any financial distress regarding the museums. The Chairwoman stated that it might be timely to get an update on the museums at the next meeting from Michael Spring.</p>
X. 180-Day Subcommittee Meeting Report	
Discussion:	<p>The Chairwoman stated that the information from the 180-day subcommittee has been circulated and no one had questions.</p> <p>The meeting adjourned at 9:55 a.m.</p>

Next CAC Meeting Date January 20, 2010